

Pepperdon Mine, Lustleigh, Devon





A superb contemporary home with **outstanding views** set within 14.6 acres of beautiful grounds and woodland.

Summary of accommodation

Lower Ground Floor: Kitchen | Dining/family room | Terrace

Ground Floor: Sitting room | Boot room | Utility room | Two en suite bedrooms | Cloakroom

Entrance Floor: Principal bedroom with en suite shower room and dressing room | Two further en suite bedrooms | Balcony

Stores | Workshop | Summer House

Gardens and grounds

In all about 14.6 acres

Distances

Moretonhampstead 2.3 miles, Bovey Tracey 4.3 miles, Exeter 22 miles (London Paddington 2 hours)

(All distances and times are approximate)



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Situation

The picturesque Dartmoor village of Lustleigh, with its period houses and cottages clustered around the village square, with popular Inn, tea shop, shop/post office, church and cricket ground, is one of the area's most beautiful. There is a good selection of local amenities, including a village shop & post office, tea rooms and an excellent pub; The Cleave. It has also has a very strong community which is one of the attractions of the area. To the north and south are the towns of Moretonhampstead and Bovey Tracey, with a further section of local amenities and two tennis clubs.

Dartmoor is particularly renowned for its spectacular scenery, with granite tors, heather clad moorland and wooded valleys, bisected by rushing streams and rivers, and there are many varied opportunities on the doorstep for walking, riding, cycling and fishing. There are 18-hole golf courses at Bovey Castle and Stover whilst Bovey Tracey provides a driving range and 9-hole course.



The Cathedral and University City of Exeter is only 20 miles away. There are several highly regarded primary & senior schools in the area, and excellent private schools; Exeter School and The Maynard School in Exeter and Stover School at Newton Abbot.

The house is also well connected with regular direct rail services to London Paddington from Newton Abbot and Exeter and dual carriageway links to Plymouth and the M5 Motorway at Exeter.

The property

Pepperdon Mine is a wonderful home which sits in an elevated position surrounded by circa 14.6 acres of grounds and woodland and boasts outstanding views over the National Park. The house is presented in excellent order and has a beautiful approach via its own private drive.

On arrival there is a wonderful entrance hall with floor to ceiling glass taking in the full panorama beyond. From here three en suite bedrooms are accessed including a superb principal suite with its own private balcony to take in the view.

On the middle floor there are two further en suite bedrooms, a sitting room and a boot room.

One of the key features of this home is the superb reception space making this a great home for entertaining. There is a well equipped kitchen which leads directly onto a generous reception space with a wood burner and doors leading directly out onto a south facing terrace. In addition, the outdoor pizza oven and barbeque area make al fresco dining and entertaining a real possibility.

A real feature of the property is also the central staircase made from a local Oak as well as further terraces which flank the western side of the house creating great flow between the inside and outside space.



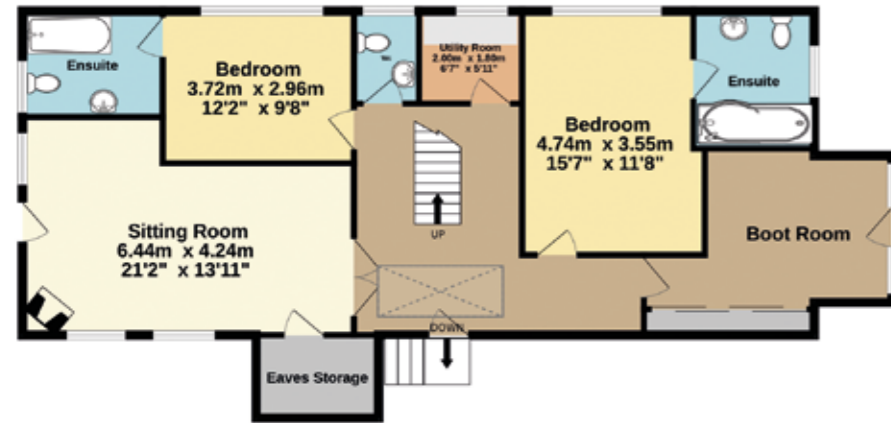
Approximate Gross Internal Floor Area

3533 sq ft / 328.2 sq m

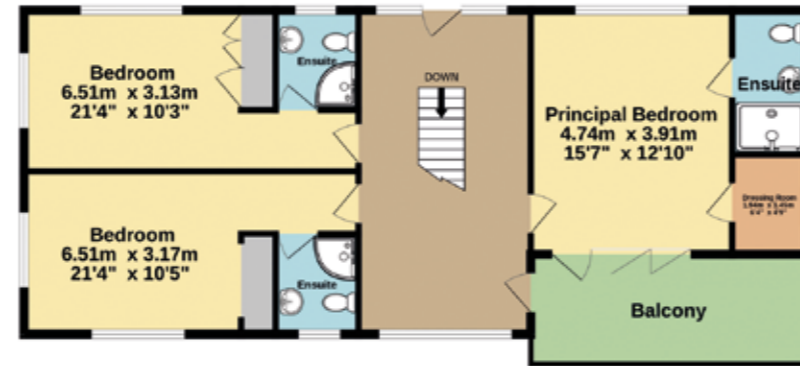
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

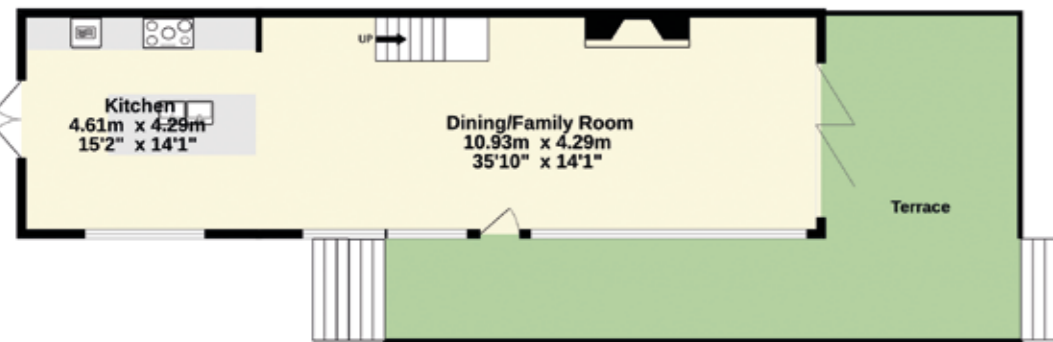
Ground Floor
104.7 sq.m. (1127 sq.ft.) approx.



Entrance Floor
87.5 sq.m. (942 sq.ft.) approx.



Lower Ground Floor
65.6 sq.m. (706 sq.ft.) approx.



Outbuildings
70.6 sq.m. (760 sq.ft.) approx.



Grounds and Gardens

The grounds themselves are wonderful with a wide range of mature trees and woodland which is full of bluebells in the spring. Flowing through the land is a beautiful spring which also feeds the ponds at the bottom. There is also a generous vegetable patch, fruit cage and green house as well as a further summerhouse. There are also many wildflowers including a wonderful meadow. At the top of the drive there are further outbuildings with a workshop and woodstore with further potential for conversion subject to the appropriate planning permissions.

Services

Mains electricity, private water supply and septic tank.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.



Viewing

Strictly by appointment only with agents Knight Frank
Tel: 01392 423111.

Directions (Postcode TQ13 9SN)

From Exeter and the M5 motorway take the A38 towards Plymouth and exit at the Drum Bridges roundabout, passing back over the A38. Follow signs for Bovey Tracey and Moretonhamstead (A382). Continue along this road for approximately 3 miles and the house is one mile past the turning for Lustleigh and Pepperdon Mine is on the right hand side up a private lane.

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council www.teignbridge.gov.uk

Tel: 01626 361101.

Dartmoor National Park Authority www.dartmoor-npa.gov.uk

Tel: 01626 832 093

Council Tax: Band G

EPC Rating: C

Offers in Excess of £1,250,000

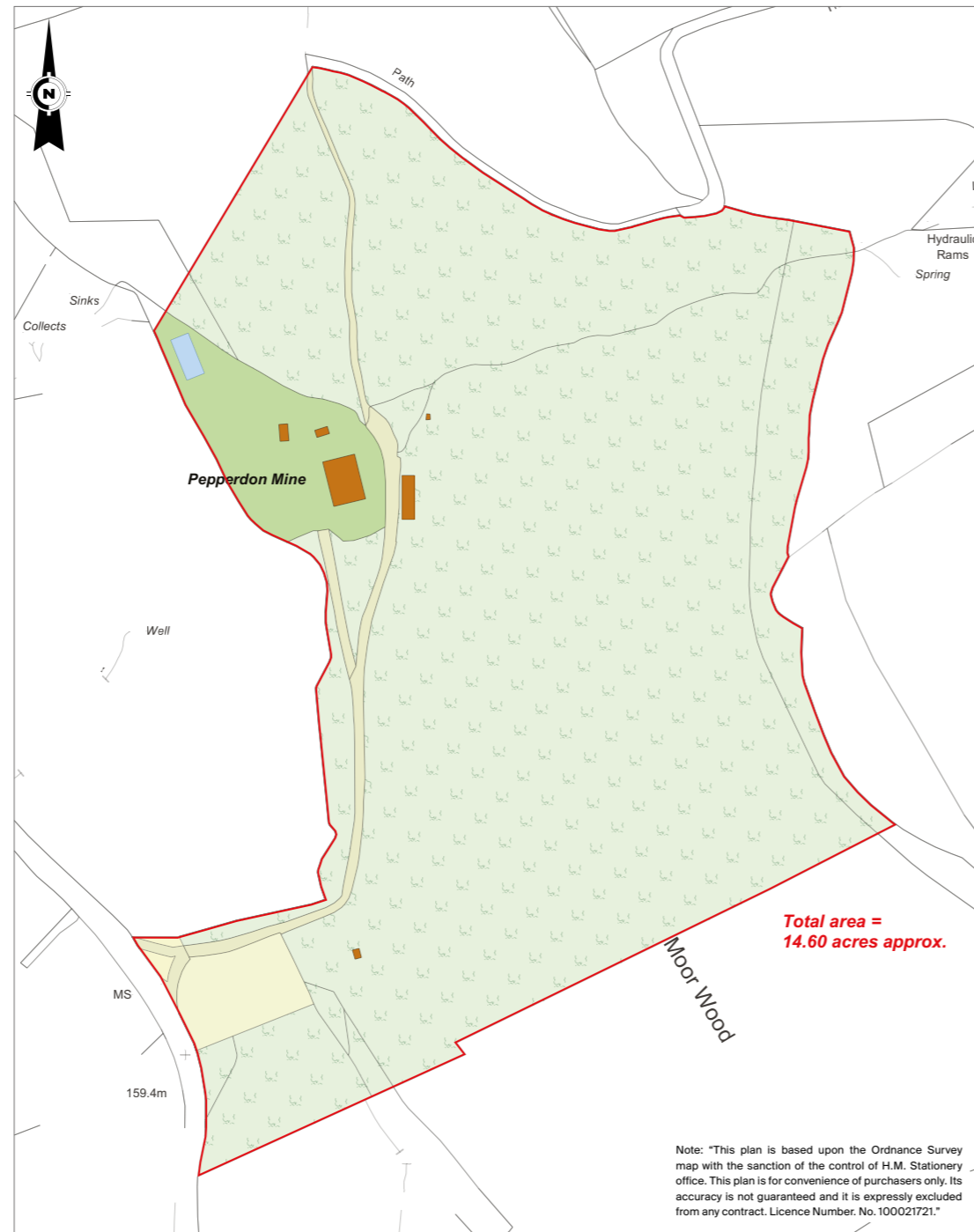


Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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Note: *This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721.*



